

# Town of East Lyme

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Apr 12 20 06 at 11 25 AM  
PM

## Agenda

East Lyme Zoning Commission  
Regular Meeting

April 20<sup>th</sup>, 2006 - 7:30 P.M. East Lyme High School  
30 Chesterfield Road, East Lyme, Connecticut

*Esther B. Williams*

EAST LYME TOWN CLERK

### Pledge of Allegiance

### Public Delegations

Time set aside for the public to address the Commission on subject matters not on the Agenda.

### Public Hearing

1. Continuation of the Application of Timothy D. Bates to amend Section 12.2.3 of the zoning regulations.
2. Continuation of the Application of Landmark Development Group, LLC. for an Affordable Housing Development to be known as "River View Heights V (A Residential Community)" and (a) approval of a new section of the East Lyme Zoning Regulations entitled "Special Use Affordable District" (AHD); (b) rezoning the land of Jarvis of Cheshire, LLC and Sargents Head Realty Corporation.
3. Application of Virgil K. Horton, Jr. for a text amendment to add a new Section 20.27 to Section 20 of the East Lyme Zoning Regulations.

### Regular Meeting

1. Application of Theodore A. Harris to amend Section 20.20.8 regarding the sale of beer at small grocery/convenience stores.
2. Application of Theodore A. Harris to amend the East Lyme Zoning Regulations by providing for a definition of "Regional Shopping Center."
3. Application of William E. McCoy to amend the Zoning Regulations to permit "Special Events" on farm properties.
4. Application of Atty. Theodore A. Harris, agent for Vespera Investments, for (a) approval of a zone change to the property known as 38 Hope Street, located at 38 Hope Street, Niantic, Connecticut, from a Light Industrial District to an Affordable Housing District, and (b) approval of a site plan for an Affordable Housing Development to be known as 38 Hope Street, containing approximately 150 units. The property is further identified as East Lyme Assessor's Map 11.2, Lot 122.
5. Application of Atty. Theodore A. Harris, agent for Vespera Investments, for a Coastal Area Management Site Plan Review to construct 150 units of Affordable Housing at property located at 38 Hope Street. The property is further identified as East Lyme Assessor's Map 11.2, Lot 122.
6. Application of Timothy D. Bates to amend Section 12.2.3 of the zoning regulations.
7. Application of Landmark Development Group, LLC. for an Affordable Housing Development to be known as "River View Heights V (A Residential Community)" and (a) approval of a new

section of the East Lyme Zoning Regulations entitled "Special Use Affordable District" (AHD);  
(b) rezoning the land of Jarvis of Cheshire, LLC and Sargents Head Realty Corporation.

8. Application of Virgil K. Horton, Jr. for a text amendment to add a new Section 20.27 to Section 20 of the East Lyme Zoning Regulations.
9. Approval of Minutes for Regular Meeting of March 2, 2006, Minutes for Public Hearing I, Public Hearing II, Public Hearing III, Public Hearing IV, & Regular Meeting of March 16, 2006, Minutes for Public Hearing I, Public Hearing II & Special Meeting of March 23, 2006, and Minutes for Public Hearing I, Public Hearing II, Public Hearing III, & Regular Meeting of April 6, 2006.

**Old Business**

1. Stormwater
2. Aquifer Protection
3. Subcommittee – Niantic Village (Mark Nickerson & Marc Salerno.)

**New Business**

1. Any business on the floor, if any by the majority vote of the Commission.
2. Zoning Official
3. Comments from Ex-Officio
4. Comments from zoning board liaison to Planning Commission
5. Comments from Chairman
6. Adjournment

Mark C. Nickerson, Chairman April 11, 2006
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